



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes BOARD OF ZONING APPEALS

James A. Mills, Ward 3, Chairman
J. K. Lowman, Ward 2, Vice Chairman
Susan Grant, Ward 1
G. Marshall Dye, Ward 4
Steven A. Carson, Ward 5
William "Bill" J. Martin, Ward 6

Monday, August 27, 2012

6:00 PM

City Hall Council Chambers

Present: J. K. Lowman, James A. Mills, Susan Grant, Steven A. Carson,
William "Bill" J. Martin.

Absent: G. Marshall Dye

Staff:

Rusty Roth, Development Services Manager
Patsy Bryan, Secretary to the Board
Kyethea Clark, Urban Planner
Daniel White, City Attorney

CALL TO ORDER:

Chairman Mills called the August 27, 2012 Board of Zoning Appeals Meeting to order at 6:00 p.m.

MINUTES:

20120777 July 30, 2012 Regular Board of Zoning Appeals Meeting Minutes

Review and Approval of the July 30, 2012 Board of Zoning Appeals Meeting Minutes

File #20120777 – July 30, 2012 Review and Approval of the July 30, 2012 Board of Zoning Appeals Meeting Minutes.

Public hearing was held.

Mr. Lowman moved to accept the July 30, 2012 Board of Zoning Appeals Meeting Minutes as submitted, seconded by Mr. Carson. Motion carried 5-0.

A motion was made by Board member J. K. Lowman, seconded by Board member Steven A. Carson, that this matter be Approved and Finalized. The motion carried by the following vote: 5 – 0.

Absent: 1 – Board member Dye

VARIANCES:**20120734 V2012-29 Walker School 700 Cobb Parkway North**

V2012-29 [VARIANCE] WALKER SCHOOL request variances for property located in Land Lot 10180, District 16, Parcel 0070 and being known as 700 Cobb Parkway North. Variance to increase the allowable number of freestanding signs from one to three for the Cobb Parkway North road frontage and variance to increase the allowable sign structure area from 90 s.f. to 99.3 s.f. for two freestanding signs along Cobb Parkway North. Ward 5.

File #20120734 (V2012-29) was presented by Mr. Roth for property located in Land Lot 10180, District 16, Parcel 0070 and being known as 700 Cobb Parkway North.

Public hearing was held.

Mr. Michael A. Mascheri, Jr., AIA, with Chapman Coyle Chapman presented the request by Walker School for a variance to increase the allowable number of freestanding signs from one to three for the Cobb Parkway North Road frontage. Variance request #2 to increase the allowable sign structure area from 90 s.f. to 99.3 s.f. for two freestanding signs along Cobb Parkway North was withdrawn according to Mr. Mascheri.

The intent is to create a gateway to their campus by consolidating the signs to one major entry point giving the facility a campus atmosphere and identity.

Discussion between Mr. Carson and Mr. Mascheri confirmed that there will be lights within the pier elements and up lighting on graphic sign. No flickering or scrolling led lights.

Mr. Carson made a motion, seconded by Mr. Lowman, to approve the variance with the following stipulations: (1) No other detached freestanding signs may be permitted for the Cobb Parkway North frontage. (2) The design of the center ornamental pier with the "Main Entry" panel shall be restricted to the size and design shown on the drawing dated July 26, 2012. The rationale being that granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. Motion carried 5-0.

A motion was made by Board member Steven A. Carson, seconded by Board member Board member J. K. Lowman, that this matter be Approved and Finalized as Stipulated. The motion carried by the following vote: 5 – 0.

Absent: 1 – Board member Dye

20120739 V2012-30 Cobb County, Georgia 532 Lemon Street and 409 Lemon Street (a/k/a 522 Lemon Street).

V2012-27 [VARIANCE] COBB COUNTY, GEORGIA request variances for property located in Land Lot 11620, District 16, Parcels 0660 and 0670 and being known as 532 Lemon Street and 409 Lemon Street (a/k/a 522 Lemon Street). Ward 5.

532 Lemon Street:

Variance to reduce lot width from 75 ft. to 63.24 ft.

Variance to reduce west side set back from 10 ft. to 7.58 ft.

409 Lemon Street (a/k/a 522 Lemon Street):

Variance to reduce lot width from 75 ft. to 52.60 ft.

Variance to reduce lot size from 7,500 sf. to 6,970 sf.

Variance to reduce east side set back from 10 ft. to 7.58 ft.

File #20120739 (V2012-30) was presented by Mr. Roth for property located in Land Lot 11620, District 16, Parcels 0660 and 0670 and being known as 532 Lemon Street and 409 Lemon Street (a/k/a 522 Lemon Street).

Public hearing was held.

Mr. Kevin Moore and Chris Poston of Traton Homes, LLC, petitioners for the owner, Cobb County, Georgia, are requesting the following variances:

532 Lemon Street:

- 1. Variance to reduce lot width from 75 ft. to 63.24 ft.*
- 2. Variance to reduce west side set back from 10 ft. to 7.58 ft.*

409 Lemon Street (a/k/a 522 Lemon Street):

- 3. Variance to reduce lot width from 75 ft. to 52.60 ft.*
- 4. Variance to reduce lot size from 7,500 sf. to 6,970 sf.*
- 5. Variance to reduce east side set back from 10 ft. to 7.58 ft.*

As Mr. Moore explained, there are 2 lots currently owned by Cobb County. Traton Homes is part of the Community Development Block Grant (CDBG) program building affordable homes in the area.

Mr. Martin confirmed with Mr. Moore that the property line between the two property lines was moved or shifted over.

Mr. Moore confirmed that there has been no proposal for a new fence.

Mr. Charles Ferguson asked for clarification as to the number of homes to be built.

Wanda Brown, a homeowner on Lemon Street, expressed concern about property values, property taxes, estimated completion of homes and streets being blocked during the building process.

Erwin Dunn, owner of 512 Lemon Street, is concerned about the number of complaints on the internet against Traton regarding materials being buried on the property.

Mr. Carson made a motion to approve, seconded by Ms. Grant, as submitted, the variances for 532 Lemon Street and 409 Lemon Street (a/k/a 522 Lemon Street). The rationale being that granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. Motion carried 5-0.

A motion was made by Board member Steven A. Carson, seconded by Board member Susan Grant, that this matter be Approved and Finalized. The motion carried by the following vote: 5 – 0.

Absent: 1 – Board member Dye

ADJOURNMENT:

The Board of Zoning Appeals Meeting adjourned at 6:25 p.m.

JAMES A. MILLS, CHAIRMAN

PATSY BRYAN, SECRETARY